040.0	0002	0007.0	1 of 1	Residential		Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	866,000 / 866,000
					USE VALUE:	866,000 / 866,000
					ASSESSED:	866,000 / 866,000

PROPERTY LOCATION

No	Alt No	Direction/Street/City
38		RAWSON RD, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	KEIM RUSSELL W	
Owner 2:	CULLINANE JOANNE T	
Owner 3:		
Street 1:	38 RAWSON RD	
Street 2:		
Twn/City:	ARLINGTON	
St/Prov:	MA	Cntry:
Postal:	02474	Type:

Own Occ: N

PREVIOUS OWNER

Owner 1:	MAGLIOZZI RAYMOND F--ETAL -
Owner 2:	MAGLIOZZI MONIQUE A -
Street 1:	47 WINDMILL LANE
Twn/City:	ARLINGTON
St/Prov:	MA
Postal:	02474

Cntry:

NARRATIVE DESCRIPTION

This parcel contains 4,326 Sq. Ft. of land mainly classified as Two Family with a Multi-Garden Building built about 1924, having primarily Wood Shingle Exterior and 2400 Square Feet, with 2 Units, 2 Baths, 0 3/4 Bath, 0 HalfBath, 12 Rooms, and 4 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R2	TWO FAMIL	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
104	4326.000	421,800	4,400	439,800	866,000
Total Card	0.099	421,800	4,400	439,800	866,000
Total Parcel	0.099	421,800	4,400	439,800	866,000

Source: Market Adj Cost | Total Value per SQ unit /Card: 360.83 | /Parcel: 360.8

Legal Description

Entered Lot Size
Total Land:
Land Unit Type:

PREVIOUS ASSESSMENT

Parcel ID: 040.0-0002-0007.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	104	FV	421,900	4400	4,326.	439,800	866,100	866,100	Year End Roll	12/18/2019
2019	104	FV	325,700	4400	4,326.	467,300	797,400	797,400	Year End Roll	1/3/2019
2018	104	FV	325,700	4400	4,326.	340,900	671,000	671,000	Year End Roll	12/20/2017
2017	104	FV	305,000	4400	4,326.	296,900	606,300	606,300	Year End Roll	1/3/2017
2016	104	FV	305,000	4400	4,326.	252,900	562,300	562,300	Year End	1/4/2016
2015	104	FV	270,900	4400	4,326.	247,400	522,700	522,700	Year End Roll	12/11/2014
2014	104	FV	270,900	4400	4,326.	203,400	478,700	478,700	Year End Roll	12/16/2013
2013	104	FV	282,200	4400	4,326.	193,500	480,100	480,100		12/13/2012

SALES INFORMATION

TAX DISTRICT:

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
MAGLIOZZI RAYMO	49472-588		5/21/2007		530,000	No	No		
	17510-277		10/1/1986		99	No	No		A

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
10/26/2016	1318	Re-Roof	9,950	C				
10/17/2014	1375	Re-Roof	3,000					Install rubber roo

ACTIVITY INFORMATION

Date	Result	By	Name
11/10/2018	MEAS&NOTICE	HS	Hanne S
1/8/2009	Meas/Inspect	189	PATRIOT
12/4/2008	MLS	MM	Mary M
7/22/2007	MLS	HC	Helen Chinal
3/5/2000	Mailer Sent		
3/1/2000	Measured	263	PATRIOT
2/1/1992		PM	Peter M

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

User Acct

26509

GIS Ref

GIS Ref

Insp Date

11/10/18

!3271!

PRINT

Date	Time
12/10/20	18:33:45

LAST REV

Date	Time
04/02/19	15:15:41

apro

PAT ACCT. 3271

Patriot Properties Inc.

USER DEFINED

Prior Id # 1:	26509
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
104	Two Family		4326		Sq. Ft.	Site		0	80.	1.27	1									439,823						439,800	

Total AC/HA: 0.09931 | Total SF/SM: 4326 | Parcel LUC: 104 | Two Family | Prime NB Desc: ARLINGTON | Total: 439,823 | Spl Credit | Total: 439,800

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	13 - Multi-Garden		
Sty Ht:	2 - 2 Story		
(Liv) Units:	2	Total:	2
Foundation:	2 - Conc. Block		
Frame:	1 - Wood		
Prime Wall:	1 - Wood Shingle		
Sec Wall:	2 - Clapboard	25	%
Roof Struct:	2 - Hip		
Roof Cover:	1 - Asphalt Shgl		
Color:	BLUE		
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1924	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:		Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:			%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	2 - Gas		
Heat Type:	5 - Steam		
# Heat Sys:	2		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	

BATH FEATURES

Full Bath	2	Rating:	Average
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	2	Rating:	Average
A Kits:		Rating:	
Frpl:		Rating:	
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	AV - Average	31.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
Total:		31	%

CALC SUMMARY

Basic $ / SQ:	170.00
Size Adj.:	1.08749998
Const Adj.:	0.98980200
Adj $ / SQ:	182.990
Other Features:	101500
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	611369
Depreciation:	189524
Depreciated Total:	421845

COMMENTS

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units:	2

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:	12	BRs:	4	Baths:	2	HB	

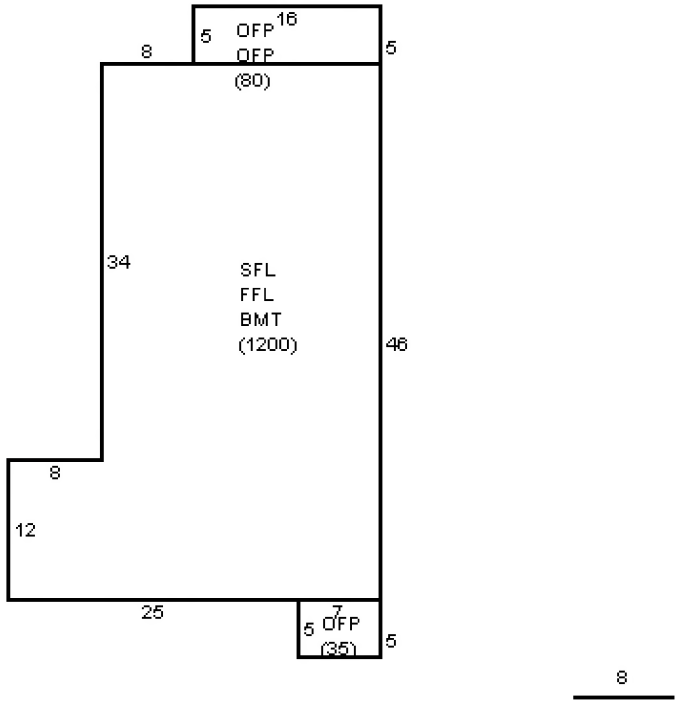
REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
2	6	2	1
Totals			
2	12	4	

SKETCH



COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:		Ind.Val	

Juris. Factor:		Before Depr:	182.99
Special Features:	0	Val/Su Net:	111.15
Final Total:	421800	Val/Su SzAd	175.75

SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
BMT	Basement	1,200	54.900	65,876
FFL	First Floor	1,200	182.990	219,588
SFL	Second Floor	1,200	182.990	219,588
OFP	Open Porch	195	24.710	4,818

Net Sketched Area:	3,795	Total:	509,870

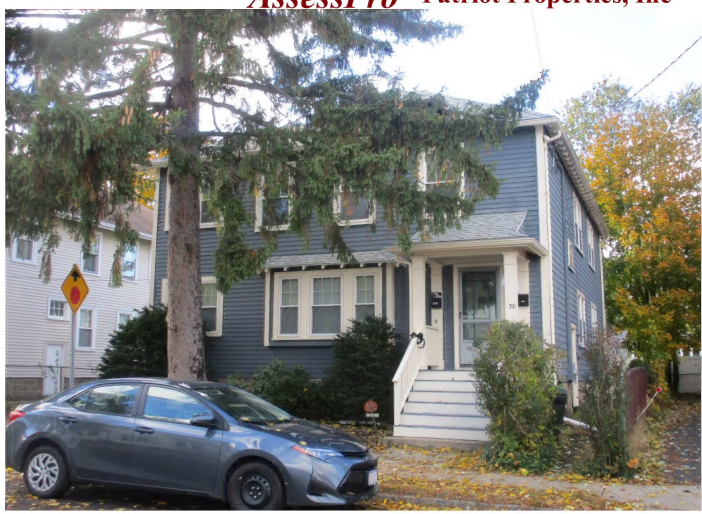
Size Ad	2400	Gross Are	3795	FinArea	2400

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten

IMAGE

AssessPro Patriot Properties, Inc



MOBILE HOME

Make:		Model:		Serial #:		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID 040.0-0002-0007.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
3	Garage	D	Y	1	18X18	A	AV	1924	22.72	T	40	104			4,400			4,400

More:	N	Total Yard Items:	4,400	Total Special Featues:		Total:	4,400